Federal Housing Finance Agency

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FINAL SUSPENSION ORDER

The Federal Housing Finance Agency ("FHFA"), as safety and soundness regulator of the Federal National Mortgage Association ("Fannie Mae"), Federal Home Loan Mortgage Corporation ("Freddie Mac"), and the eleven Federal Home Loan Banks (collectively, the "regulated entities"), is issuing this Final Order pursuant to the following legal authorities:

1. Section 1313 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as amended by the Housing and Economic Recovery Act of 2008, Pub. L. No. 110-289, 122 Stat. 2654 (codified as 12 U.S.C. § 4511 et seq.), ("Safety and Soundness Act"), authorizes FHFA to exercise such incidental powers as may be necessary in the supervision and regulation of the regulated entities. *See* 12 U.S.C. § 4513(a)(2).

2. Section 1313B of the Safety and Soundness Act authorizes FHFA to establish standards for the regulated entities regarding prudential management of risks. FHFA is authorized to issue orders requiring the regulated entities to take any action that will best carry out the purposes of that section. *See* 12 U.S.C. § 4513b(b)(2)(B)(iii).

3. Section 1319G of the Safety and Soundness Act authorizes FHFA to issue any orders necessary to ensure that the purposes of the Safety and Soundness Act are accomplished. *See* 12 U.S.C. § 4526(a).

4. 12 CFR § 1227.6, FHFA's regulation governing the issuance of a final suspension order and the factors that may be considered by the suspending official.

Consistent with these authorities, FHFA has determined that Thomas Carmen Costabile ("Costabile") engaged in "covered misconduct" of a type that would be likely to cause significant financial or reputational harm to a regulated entity or otherwise threaten the safe and sound operation of a regulated entity.

This determination is based on the following findings:

1. Costabile was a resident of Newbury Park and Thousand Oaks, California and was a licensed mortgage loan originator.

2. On July 3, 2023, the Attorney General of the State of California filed a felony complaint against Costabile in the Superior Court of the State of California, County of Ventura (the "Superior Court"). Count three of that complaint accused Costabile of committing mortgage fraud in violation of Penal Code section 532f(a)(2), alleging that on or about and between July 1, 2019, and August 16, 2019, Costabile, who, with the intent to defraud,

deliberately made a misstatement, misrepresentation, or omission during the mortgage lending process, with the intention that it be relied upon by a mortgage lender, borrower, or other party to the mortgage lending process, to wit: Athas Capital Group, Inc., and that the value of this fraud exceeded $950 within the meaning of Penal Code section 532f(j).

3. On November 19, 2024, the Superior Court conditionally accepted Costabile's plea of guilty to count three of the felony complaint.

4. A Minute Order of the Superior Court dated February 21, 2025, affirms Costabile's conviction and documents the Superior Court's finding of a factual basis for Costabile's plea (the Superior Court dismissed other charges in the complaint). Pursuant to the Minute Order, Costabile was sentenced to 210 days of imprisonment and probation for 24 months.

5. The conduct underlying the conviction described above occurred in connection with a mortgage.

6. The above-referenced conviction constitutes covered misconduct, as that term is defined at 12 CFR § 1227.2, that is of a type that would be likely to cause significant financial or reputational harm to a regulated entity or otherwise threaten the safe and sound operation of a regulated entity.

With this Final Order, FHFA is directing each regulated entity to cease or refrain from engaging in any covered transaction with Thomas Carmen Costabile indefinitely, beginning on September 9, 2026.

The Final Order's requirement for the regulated entities to indefinitely cease engaging in any covered transaction with Thomas Carmen Costabile does not apply to the existing or future purchase, sale, modification, foreclosure alternative transaction, or other foreclosure-related transaction of a residential mortgage loan owned by a regulated entity if Thomas Carmen Costabile is the borrower of such residential mortgage loan and the transaction is for the borrower's own personal or household residence.

This Final Order is a final action of the Federal Housing Finance Agency.

CLINTON JONES

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Date: 2026.07.23 07:17:25 -04'00'

Clinton Jones,
Suspending Official